

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/20 Payne Street, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$260,000 & \$280,000

### Median sale price

Median price \$642,500 Property Type Unit Suburb Caulfield North

Period - From 01/04/2023 to 31/03/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	5/5 Lord St CAULFIELD EAST 3145	\$275,000	20/03/2024
2	11/2 Rosedale Av GLEN HUNTLY 3163	\$273,000	04/02/2024
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/04/2024 13:30

5/20 Payne Street, Caulfield North Vic 3161

**Jellis  
Craig**

Alex Grigoriadis

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**Indicative Selling Price**

\$260,000 - \$280,000

**Median Unit Price**

Year ending March 2024: \$642,500



 1  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



5/5 Lord St CAULFIELD EAST 3145 (REI)

Agent Comments

 1  1  1

**Price:** \$275,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** Apartment



11/2 Rosedale Av GLEN HUNTLY 3163  
(REI/VG)

Agent Comments

 1  1  1

**Price:** \$273,000

**Method:** Private Sale

**Date:** 04/02/2024

**Property Type:** Unit

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9593 4500



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